

REZONING PROJECT NARRATIVE THOMAS PROPERTY

Request

This is a request for rezoning from R1-35 PCD ESL (Single Family Residential / Planned Community District / Environmentally Sensitive Lands) to I-1 PCD ESL (Industrial Planned Community District / Environmentally Sensitive Lands) on a 4.0± acre property located at the southwest corner of McDowell Mountain Ranch Road and the 100th Street alignment, west of Thompson Peak Parkway. The old Rio Verde Canal crosses this site at the southwest corner. (Note: The small northeast triangle of land located on the north side of McDowell Mountain Ranch Road is not part of this application.)

Context

The property is currently surrounded by vacant land to the north across McDowell Mountain Ranch Road, south and west. The property to the northeast is currently developed with multi-family residential and a portion of the property to the southeast is occupied by a Giant gas station. WestWorld Park is located approximately 400' to the southwest of the site. Continental Homes is currently building a single-family subdivision on the north side of McDowell Mountain Ranch Road.

General Plan

This zoning case is part of the companion Sheegl/Thomas General Plan Amendment case which is currently filed with the City for a change in General Plan designation from "Cultural/ Institutional or Public Use" to "Employment." The General Plan encourages adding new employment opportunities to the Scottsdale job market when appropriately placed within the context of the surrounding land uses. This land use will provide additional employment opportunity for residents in the area. In addition, I-1 zoning will provide a logical transition between the existing WestWorld Park facility to the south and the newly constructed single family residential to the north of McDowell Mountain Ranch Road as well as providing a transition from the commercial land uses to the east.

Site Plan

This request for I-1 (Industrial) zoning on 4.0± acres will allow for a development which will reflect the architectural character established in both McDowell Mountain Ranch and Horseman's Park. The conceptual site plan design depicts three potential individual office/warehouse building totaling approximately 42,100 square feet with an F.A.R. under 0.25. The old Rio Verde Canal provides for a quality open space amenity on site and Building C is positioned in a way that will best utilize the open space view of this canal. Parking and vehicular access is designated along the perimeter of the site and joint access will be provided along the western property line to the Sheegl property for improved vehicular circulation. Access to the site is provided via McDowell Mountain Ranch Road. Most of the existing vegetation on site is found in close proximity to the canal and any additional landscaping materials will be consistent with the surrounding desert palette. A future Development Review Board application will be required when final site plan and architectural elevations are developed for this project.

LOT AREA

LOT AREA 170,800 SF
(3.92 AC)

ZONING:

I-1

BUILDING HEIGHT:

28'-0"

BUILDING AREA:

A AREA	18,500 SF
B AREA	18,000 SF
C AREA	5,600 SF
TOTAL	42,100 SF

PARKING REQUIRED:

OFFICE (APPROX.)	23,850/300	97 SPACES
WAREHOUSE (APPROX.)	18,250/800	36 SPACES
TOTAL SPACES REQUIRED		101 SPACES

PARKING PROVIDED:

153 SPACES

OPEN SPACE REQUIRED:

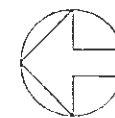
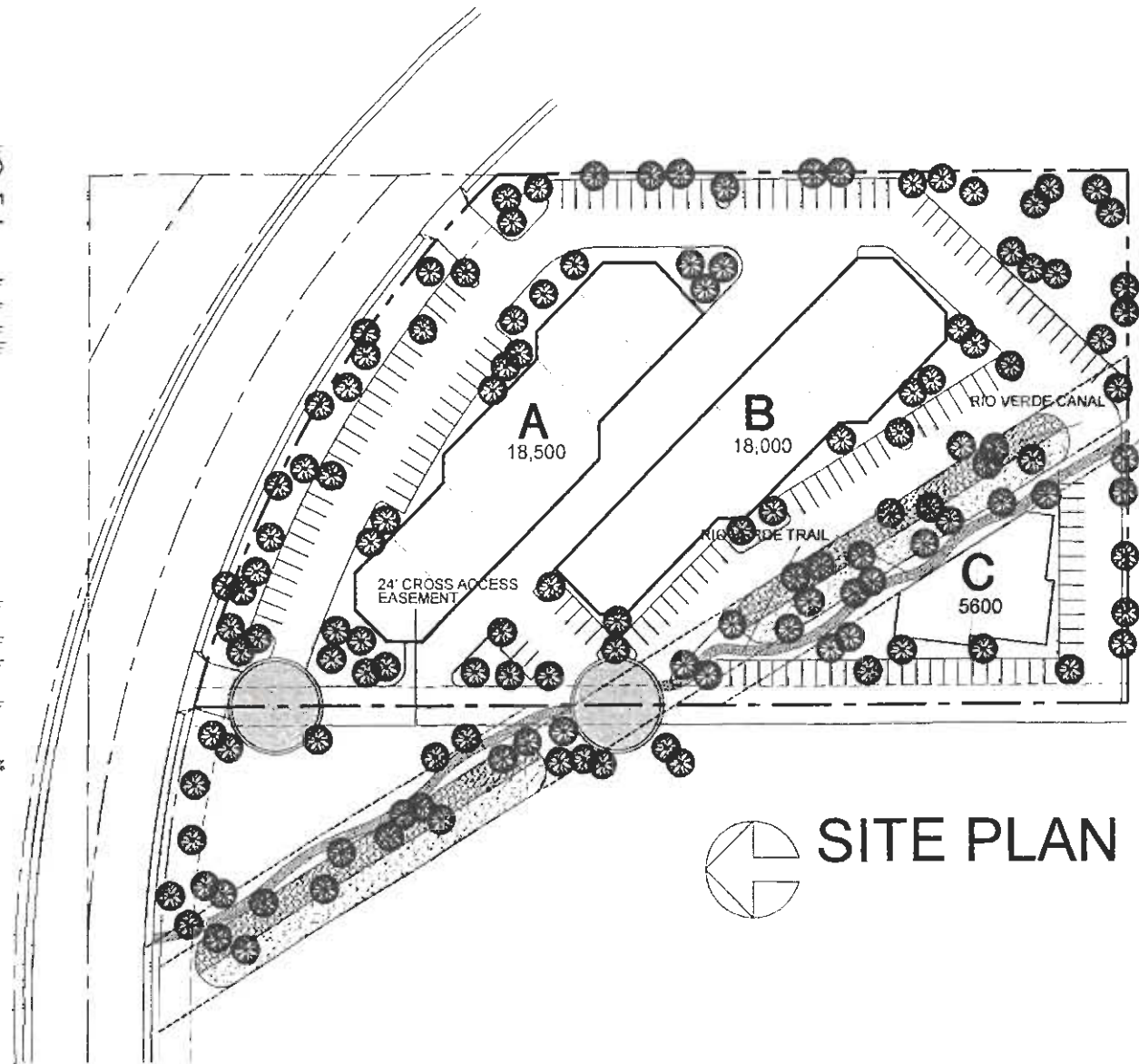
GENERAL	
$170,800 \times 10\% + (28-12) \times 0.4 = 10.4\%$	27,978 SF
PARKING	
$75,504 \text{ SF} \times 15\%$	11,326 SF
TOTAL REQUIRED	39,304 SF

OPEN SPACE PROVIDED:

50,720 SF

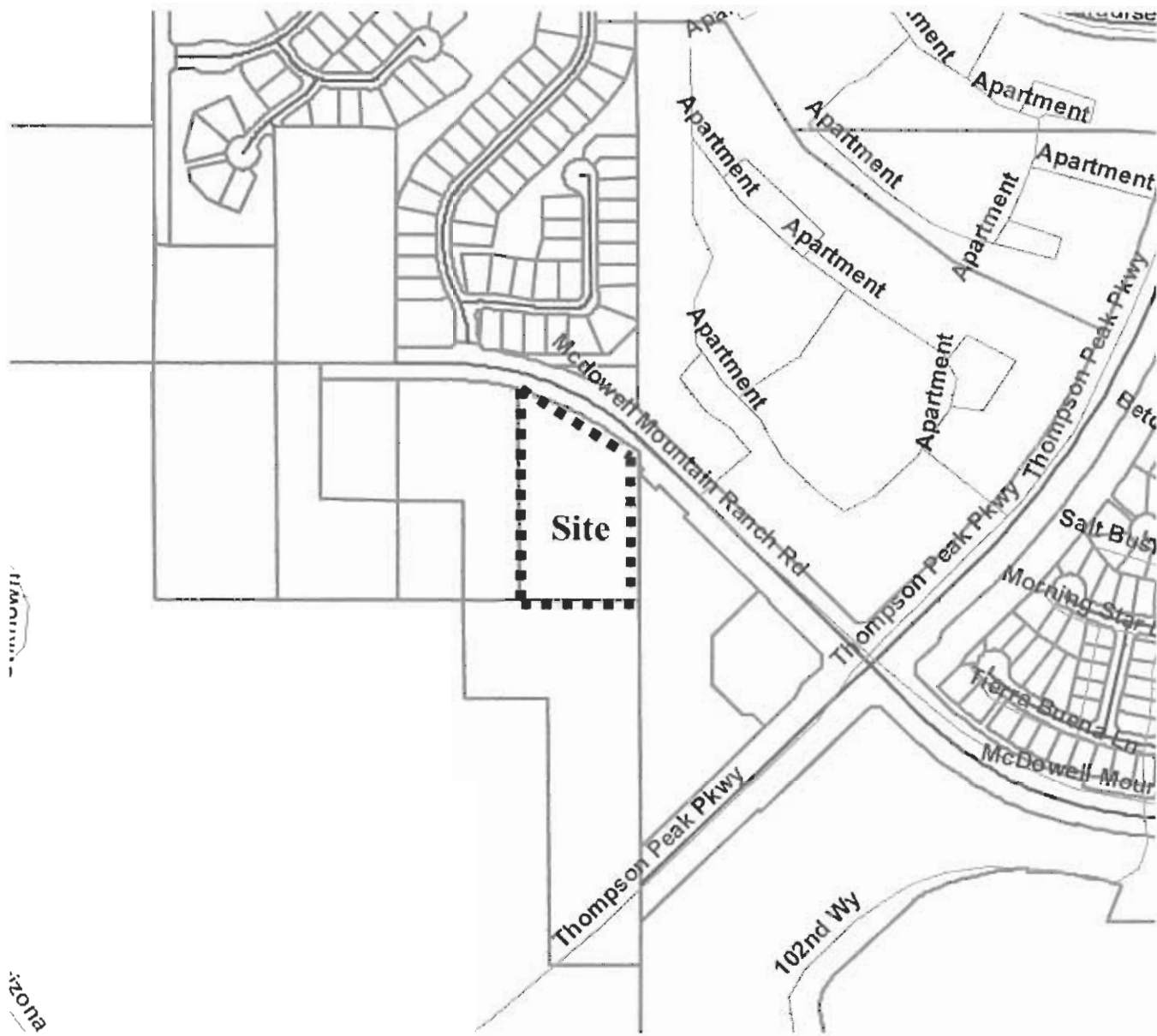
LOT COVERAGE:

$42,120/170,800$	=	24.69%
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SITE PLAN

11-ZN-2003
6/30/2003



North

Thomas Property

Vicinity Map

11-ZN-2003
6/30/2003